



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Lodi West, Unit No. 4, Tract No. 2660

MEETING DATE: August 20, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Lodi West, Unit No. 4 development and associated off-site public improvements:

1. Approve the final map for Lodi West, Unit No. 4, Tract No. 2660, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate funds for required fee credits.

BACKGROUND INFORMATION: The subdivision is located south of the existing Park West development, south and west of Peterson Park, and east of the Woodbridge Irrigation District Canal, as shown on Exhibit A. The development consists of 41 single-family residential lots.

Robert Batch, the developer of the subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The developer will receive credits against fees for oversize master plan water mains (Acct. #18.2-450.09) and the cost of the frontage improvements for Peterson Park (Acct. #32.0-525.01) in conformance with LMC §16.40 Reimbursements for Construction. The developer will also receive credits against fees for storm drain and parks and recreation facilities (Acct. #32.0-525.01) under the terms of the agreement for purchase of the basin/park site dated January 6, 1993, and recorded March 2, 1993, as Instrument No. 93025394.

FUNDING: Funds will be provided from the following sources:

Development Impact Mitigation Fees - Water Facilities	\$ 4,825.04
Development Impact Mitigation Fees - Storm Drainage Facilities	80,954.30
Development Impact Mitigation Fees - Parks and Recreation Facilities	<u>33,205.09</u>
Total	\$118,984.43


Jack L. Ronsko
Public Works Director

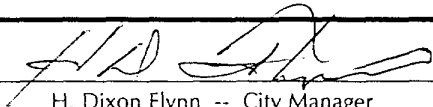
Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachment

cc: Senior Civil Engineer
Associate Civil Engineer - Development Services
Robert Batch
Baumbach & Piazza

APPROVED: _____


H. Dixon Flynn -- City Manager



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

LODI WEST, UNIT NO. 4



SCALE 1"=150'

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

August 14, 1997

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

Mr. Robert Batch
2615 Parkwest Drive
Lodi, CA 95242-4641

Baumbach & Piazza
323 West Elm Street
Lodi, CA 95240

SUBJECT: Final Map and Improvement Agreement for Lodi West,
Unit No. 4, Tract No. 2660

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, August 20, 1997. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Associate Civil Engineer, at 333-6800, ext. 659.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk